

APPENDIX K

**MINUTES OF LITTLE BEAR SUBDIVISION
HOMEOWNER'S ASSOCIATION MEETING**

Little Bear Homeowner's Association
Minutes of Special Meeting with Dick Huttinga
April 7, 2008

CALL TO ORDER: Jeff Radick called the meeting to order at 7:10 P.M. in the Gallatin Gateway School Cafeteria on Monday, April 7, 2008. Those in attendance were:

Kathy and Dick Huttinga	Tom Cappelletti	Bob Lehman
Rick and Joanna Ellison	Tyler Lura	John Miedema
Porter and Mariellen Hoyt	Karin Mittelstaedt	Susan Rabatin
Jeff Radick	Bob Kimbley	

HUTTINGA GRAVEL PIT EXPANSION PLANS:

Proposed expansion is until 2020, but would be done in probably half that time if the construction market picks up again.

Proposed expansion is in 3 phases: 9.4 acres, 10 acres, and 4 acres towards the north and west from existing gravel pit, to the fence line at the base of the hill (there is no gravel in the hill) New pit would be approx. 40' deep.

Existing gravel pit will be out of gravel by the end of this summer.

1. NOISE ABATEMENT:

Gravel crusher runs from 7 AM-5 PM, Monday thru Friday.

The first quarter of last year the crusher ran 46 days. This year: 12 days (because of building/construction market slowdown)

LBHOA members most affected are those along the northern edge of subdivision.

Ideas discussed:

Enclosing the crusher: Dick will research costs and effectiveness. LBHOA suggested sharing cost with Dick. Noise is affected by wind direction and elevation of homes. Noise won't disappear with an enclosure, but will be redirected a different direction.

Berming: Dick said he could use left-over materials from job sites to build a berm on the north side of Susan Rabatin's home.

Larger plant: (to crush larger amounts of gravel so that the length of the proposed expansion could be shortened) not feasible because it would cost between \$300,000-\$500,000.

Location of crusher: Crusher needs to be close to where they are excavating.

Asphalt: No more asphalt will be made.

Lumber mill: Saw from the lumber mill also creates noise.

Heavy equipment back-up alarms: are required by OSHA and cannot be turned off or down in volume.

Use of gravel piles for sound barriers: county is proposing a 24' maximum height on piles

Decibel readings:

from Bear Crossing Road: noise from Highway 191 was louder than the crusher.
noise from the backup beeper on one loader was 111 decibels;

at 10'away--92 decibels;

at 15'away--82 decibels.

normal conversation: 65-70 decibels (highest level reached during this meeting was 80 decibels)

2. RECLAMATION:

Ranch/farm land: Dick is in the process of reclaiming the existing pit. Reclamation will be done before the expansion is begun, so that he can receive the bond money from the first pit to reinvest for the bond money required for the proposed expansion. The existing pit (9-10 acres) will be sloped and seeded this spring (when the snow leaves and the ground thaws) so that it can again be used as ranch/farm land.

Pond: A 6 acre pond will be built between the existing and proposed phases. Dick is starting on it now. Possibility of LBHOA access to pond: not very likely because of liability issues.

Berm by road: State requires the existing berm between Little Bear road and existing pit to remain because of safety and view reasons.


3.PROPERTY VALUES:

Several homeowners expressed concerns about decreasing property values due to the noise/view of the gravel pit and the slow housing market.

Fire hook-up: Dick suggested using the pond as an emergency water source for fire suppression to help response time and safety for Little Bear homes. Hook -up should function year round.

LBHOA thanked Dick for coming tonight to share his expansion plans and to discuss ideas on how to minimize negative impacts to homeowners. The homeowners greatly appreciate the reasonable rates and excellent service Dick provides for snowplowing and maintaining our Little Bear roads.

Meeting was adjourned at 8:15 P.M.


Joanna Ellison, secretary